

1
2 A RESOLUTION of the Common Council setting forth
3 the policy of the City in regard to the
4 Millstone Annexation.

5 WHEREAS, the annexation of territory to the City of Fort
6 Wayne is a legislative function; and

7 WHEREAS, the Common Council of the City of Fort Wayne is
8 called upon in the preparation of the City budget to provide for
9 the furnishing of municipal services to the entire City,
10 including newly annexed areas; and

11 WHEREAS, the Common Council of the City of Fort Wayne has
12 before it an Ordinance for the annexation of the Millstone
13 Annexation Area, more specifically described as follows, to-wit:

14
15 A parcel of land located in the Northwest One-Quarter of
16 Section 11 and in the Northeast One-Quarter of Section 10
all in Township 31 North, Range 12 East, Allen County,
Indiana, more particularly described as follows:

17 Beginning at the intersection of the West line of the
18 Northwest One-Quarter of Section 11, Township 31 North,
19 Range 12 East with the South right-of-way line of Wallen
20 Road; thence Easterly along said South right-of-way line
21 to the Northwest corner of Block "D" in Millstone Village,
22 Section I (as recorded in Plat Cabinet B, Page 30, Allen
23 County Recorder's Office); thence continuing Easterly
24 along said South right-of-way line to the Northeast corner
25 of Block "E" in said addition; thence South 0 degrees 36
26 minutes 06 seconds West, a distance of 334.60 feet along
27 the Easterly line of said addition; thence South 89
28 degrees 59 minutes 52 seconds East, a distance of 227.00
29 feet along the Northerly line of said addition; thence
30 North 0 degrees 36 minutes 06 seconds East, a distance of
31 43.76 feet along the boundary of said addition; thence
32 South 89 degrees 59 minutes 52 seconds East, a distance of
239.92 feet to the Northwest corner of Lot 123 in the
Secondary Plat of Hearthstone Village, Section I (as
recorded in Plat Cabinet B, Page 19, Allen County
Recorder's Office); thence along the Westerly and
Northerly boundaries of said Hearthstone Village plat by
the following 13 courses: South 0 degrees 00 minutes 00
seconds East, a distance of 344.14 feet to the Southwest
corner of Lot 121 in said Hearthstone plat; thence South
29 degrees 38 minutes 56 seconds East, a distance of
279.01 feet to the Northwest corner of Lot 113 in said
Hearthstone plat; thence South 20 degrees 29 minutes 09
seconds West, a distance of 94.74 feet; thence South 9
degrees 09 minutes 32 seconds West, a distance of 94.74
feet; thence South 2 degrees 01 minutes 25 seconds East, a
distance of 92.87 feet; thence South 6 degrees 45 minutes
32 seconds East, a distance of 186.19 feet; thence South 1
degree 17 minutes 30 seconds West, a distance of 273.94

1 feet to the Northeast corner of Lot 103 in said
2 Hearthstone plat; thence North 88 degrees 42 minutes 30
3 seconds West, a distance of 130.00 feet; thence South 81
4 degrees 56 minutes 34 seconds West, a distance of 50.67
5 feet; thence North 88 degrees 42 minutes 30 seconds West,
6 a distance of 150.00 feet; thence South 1 degree 17
7 minutes 30 seconds West, a distance of 226.32 feet; thence
8 South 12 degrees 49 minutes 43 seconds West, a distance of
9 612.58 feet; thence South 0 degrees 27 minutes 20 seconds
10 West, a distance of 173.44 feet to the Southwest corner of
11 said Hearthstone plat, said corner being on the South line
12 of the Northwest One-Quarter of said Section 11; thence
13 North 89 degrees 32 minutes 40 seconds West, along said
14 South line and along the South line of said Millstone
15 Village plat, a distance of 1480.34 feet to the Southwest
16 corner of the Northwest One-Quarter of said Section 11;
17 thence continuing along said Millstone plat boundary,
18 North 88 degrees 21 minutes 37 seconds West, a distance of
19 264.47 feet to the Southwest corner of said Millstone
20 plat; thence along the West line of said Millstone plat
21 and its Northerly extension, North 0 degrees 32 minutes 35
22 seconds East, a distance of 2315.95 feet; thence South 88
23 degrees 42 minutes 30 seconds East, a distance of 132.00
24 feet; thence North 0 degrees 32 minutes 35 seconds East to
25 a point on the South right-of-way line of Wallen Road;
26 thence Easterly along said right-of-way line to the point
27 of beginning containing 117 acres, more or less.
28
29
30
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32

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE CITY
OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Millstone Annexation
Area, it is the policy of the City of Fort Wayne to follow the
provisions of Section 1.1 of Chapter 2 of the Municipal Code of
the City of Fort Wayne, Indiana of 1974, as amended, with
regards to the provision of non-capital and capital services to
the annexation area.

SECTION 2. That it is the policy of the City of Fort Wayne
to follow the annexation fiscal plan for said described
territory, as prepared by the Division of Community and Economic
Development which is incorporated herein. Two copies of said
plan are on file in the office of the Clerk of the City of Fort
Wayne and are available for public inspection as required by
law.

1 SECTION 3. That said plan sets forth cost estimates of the
2 services to be provided, the methods of financing these
3 services, the plan for the organization and extension of these
4 services, delineates the non-capital improvement services to be
5 provided within one (1) year of annexation, the capital
6 improvement services to be provided within three (3) years of
7 annexation, and the plan for hiring employees of other
8 governmental entities whose jobs will be eliminated by this
9 annexation.

10 SECTION 4. That, after adoption and any and all necessary
11 approval by the Mayor, this Resolution shall be in full force
12 and effect.

13 
COUNCILMEMBER

14
15 APPROVED AS TO FORM AND LEGALITY

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17 
18 J. TIMOTHY MCCAULAY, CITY ATTORNEY
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Read the first time in full and on motion by Long, seconded by Gold, and duly adopted, read the second time title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.

DATED: 1-22-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Gold, and duly adopted, placed on its passage. ~~PASSED~~ LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 2-26-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 9-10-91 on the 26th day of February, 1991.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of February, 1991 at the hour of 2:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of February, 1991, at the hour of 5:15 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE MILLSTONE ANNEXATION RESOLUTION
DEPARTMENT REQUESTING ORDINANCE COMMUNITY & ECONOMIC DEVELOPMENT
SYNOPSIS OF ORDINANCE COMMITTS CITY TO FOLLOW STATE LAW IN
PROVIDING SERVICES TO ANNEXED AREA

09-91-01-49

EFFECT OF PASSAGE CITY WILL BE IN COMPLIANCE WITH STATE LAWS

EFFECT OF NON-PASSAGE ANNEXATION WILL BE SUBJECT TO LEGAL ATTACK

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) FISCAL PLAN
TO BE AVAILABLE PRIOR TO PASSAGE

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-91-01-49

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
HENRY, EDMONDS, REDD

WE, YOUR COMMITTEE ON Annexation TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council
setting forth the policy of the City in regard to the Millstone
Annexation

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

David C. Long
Janet G. Bradbury
Henry Edmonds
Reed

DATED: 2-26-91

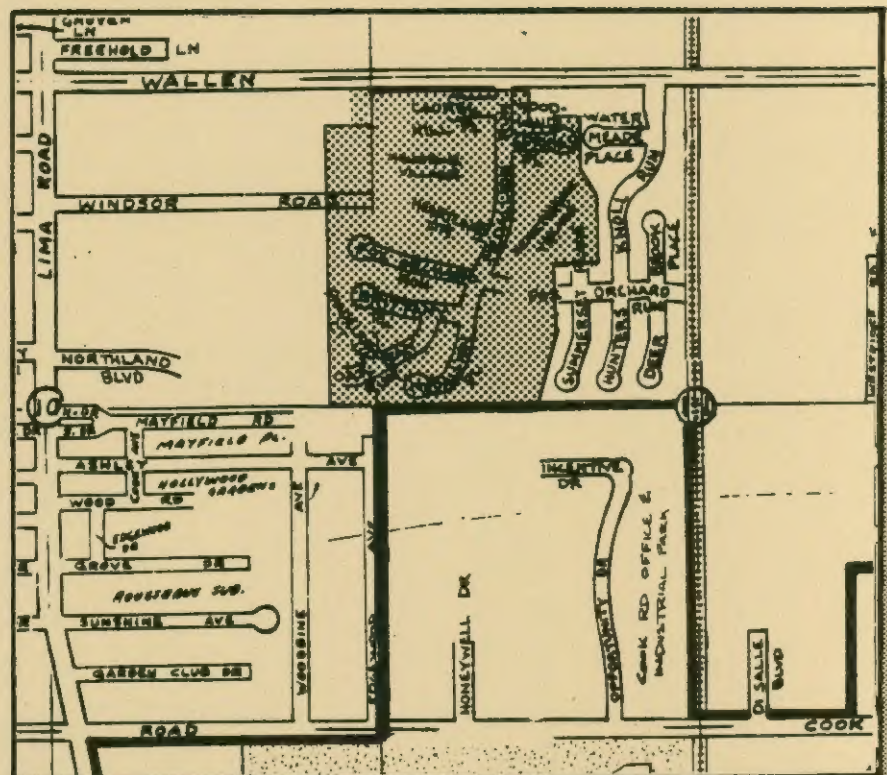
Sandra E. Kennedy
City Clerk

ANNEXATION FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

January 1991

Millstone
Annexation



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell, Director
Division of Community and Economic Development

Michael Sapp
Director of Planning

Fort Wayne City Plan Commission

Stephen Smith, President
Melvin Smith, Vice President
Robert Hutner, Secretary
Mark Gensic
Charles Layton
David Long
John Shoaff
Wil Smith
Yvonne Stam

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Rick Kunkel, Planner II

INTRODUCTION

On January 8, 1991 the Division of Community and Economic Development received a petition from North Eastern Construction Co., Inc. for the annexation of approximately 117 acres of land north of Northrop Industrial Park and Cook Road Office & Industrial Park. A single-family residential development, containing 333 lots, has been proposed for the area and is expected to be completely constructed prior to the effective date of annexation. As a result, this fiscal plan has been prepared with the assumption that the area will be fully developed.

The Millstone Annexation satisfies the criteria of the Indiana State Statutes. This plan describes the area to be annexed; sets forth a plan to provide municipal services; and summarizes the financial impact of annexation upon the City.

TABLE OF CONTENTS

INTRODUCTION.	i
TABLE OF CONTENTS	ii
LIST OF FIGURES	iv
LIST OF TABLES	v
SECTION I: BASIC DATA	1
A. Location	1
B. Size	1
C. Population	1
D. Buildings	1
E. Patterns of Land Use	3
F. Zoning	3
G. Topography	3
H. Assessment	3
I. Tax Rate	3
J. Council District	5
K. Selected Area Within Corporate Boundaries With Similar Topography Patterns of Land Use and Population Density	5
SECTION II: THE COMPREHENSIVE ANNEXATION PROGRAM.	7
SECTION III: STATE LAW REQUIREMENTS	8
SECTION IV: MUNICIPAL SERVICES	10
A. Police	10
B. Fire	11
C. Emergency Medical Service	12
D. Solid Waste Disposal	13
E. Traffic Control	13
F. Streets and Roads	14
G. Parks and Recreation	15
H. Water	16
I. Fire Hydrants	16
J. Sanitary Sewers	16
K. Storm Sewers	16
L. Street Lighting	17
M. Liability For Township Dept.	17
N. Animal Control	17
O. Administrative Services	18

SECTION V:	PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION	19
SECTION VI:	FINANCIAL SUMMARY AND RECOMMENDATION	20
A.	Revenues	20
B.	Expenditures	21
C.	Five-Year Summary	22
D.	Recommendation	23
APPENDIX:	WASHINGTON TOWNSHIP TAX RATE24
	MILLSTONE LEGAL DESCRIPTION26

LIST OF FIGURES

FIGURE	TITLE	PAGE
Figure 1	Location	2
Figure 2	Zoning	4
Figure 3	Comparable Area	6
Figure 4	Contiguity	9

LIST OF TABLES

TABLE	TITLE	PAGE
Table 1	Tax Revenue Formula.	20
Table 2	Taxing District Rate	21
Table 3	Expenditures	22
Table 4	Revenues Minus Expenses.	23
Table 5	Total Tax Rates	24

SECTION ONE

BASIC DATA

A. LOCATION

The area being petitioned for voluntary annexation is bounded on the south by the existing Fort Wayne city limits, on the west by a north-south line parallel to and 264+/- feet west of the east line of the Northwest 1/4 of Section 10 in Washington Township, on the north by Wallen Road and on the east by the Hearthstone Section I Subdivision (See Figure 1).

B. SIZE

The Millstone Annexation contains approximately 117 acres.

C. POPULATION

The population of the annexation area is 0. There are presently 26 homes under construction. It is anticipated that 333 single-family dwellings will be constructed in the area by the effective date of annexation. Using Block statistics from the 1980 Census of Population and Housing, it is projected that the annexation area will have a population of 815 persons and a density of 6.9 persons per acre.

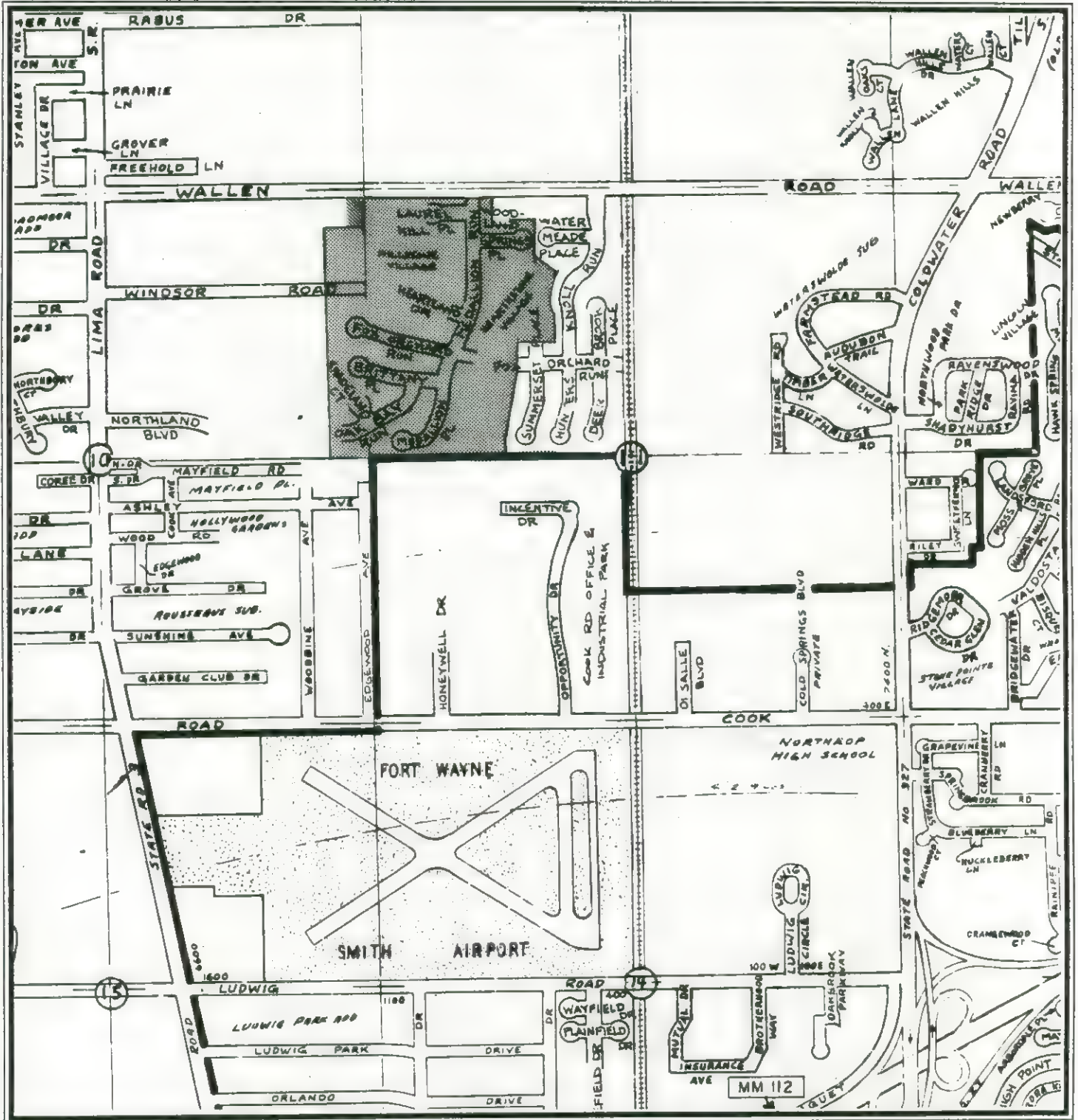
D. BUILDINGS

Single Family Residential

26 structures
(these range in construction stage from slab-only, to a completed home).

FIGURE 1

MILLSTONE ANNEXATION



Location

E. PATTERNS OF LAND USE

	<u>Acres</u>	<u>Percent</u>
Platted Residential	51.2	43.8%
Unplatted Residential	56.8	48.5%
Right-of-way	9.0	7.7%
	<hr/>	<hr/>
TOTAL	117.0	100.0%

F. ZONING

The Millstone Annexation area currently contains only one zoning classification (see Figure 2). Upon annexation, this area will be under jurisdiction of the City Plan Commission and the zoning classification will be as follows:

<u>County Zoning Classification</u>	<u>City Zoning Classification</u>
RSP-3 Medium Density Planned Residential	R-3 Multiple Family Residential

G. TOPOGRAPHY

The Millstone Annexation area contains Morley and Clay type soils. It has been determined by using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area ranges from nearly level (0 to 2 percent slope) to gently sloping (2 to 6 percent slope).

H. ASSESSMENT

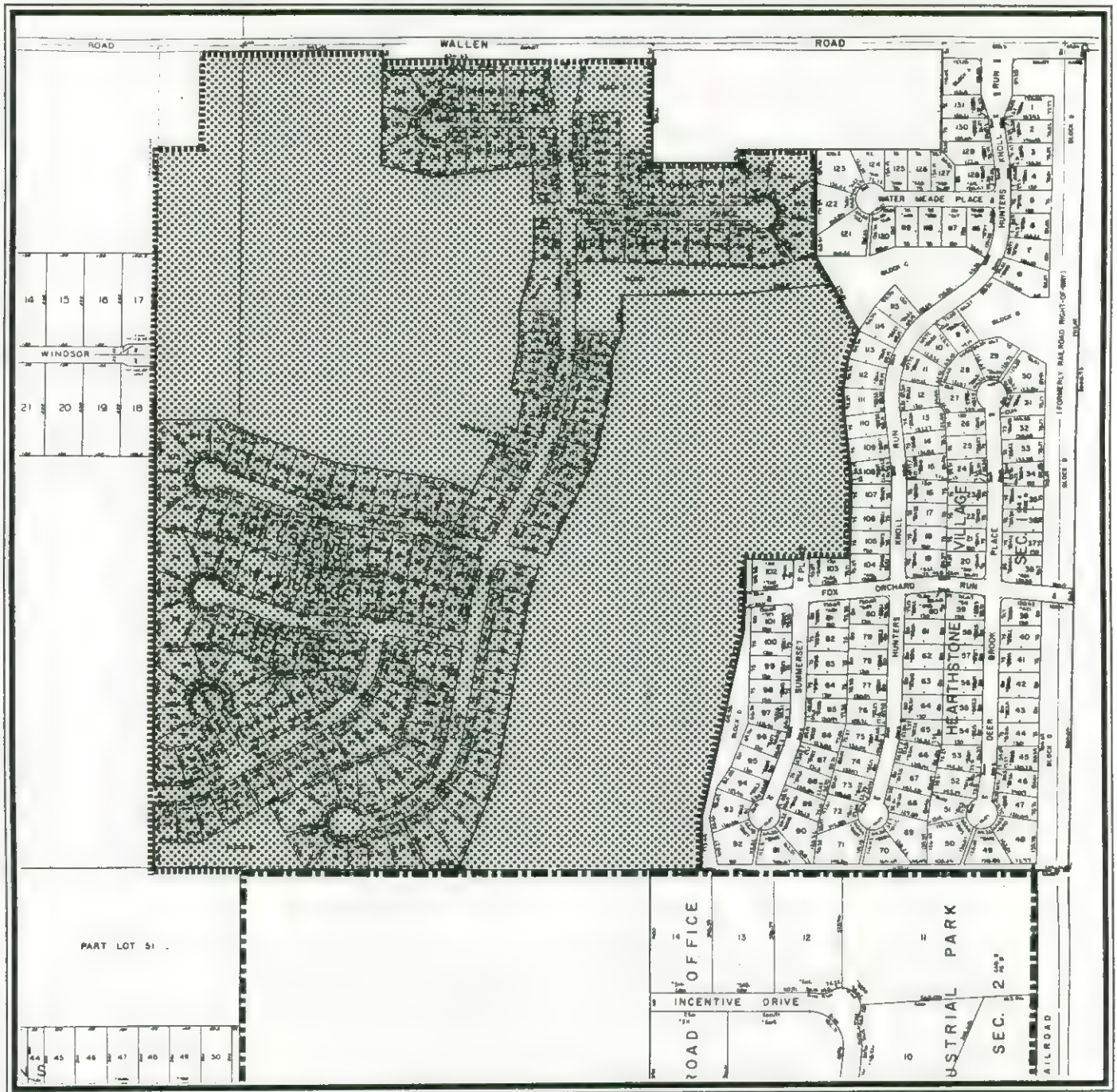
Current: \$26,950 (Based on the Washington Township assessment records as of December, 1990)

Projected After Annexation: \$6,694,965

I. TAX RATE (1989 PAYABLE 1990)

Existing:	\$ 4.8059
After Annexation:	\$ 7.3395
Increase:	\$ 2.5336 (52.7 percent increase)

FIGURE 2 MILLSTONE ANNEXATION



Zoning



RSP-3 Medium Density
Planned Residential

J. COUNCIL DISTRICT

The annexation area will be in City Council District 3.

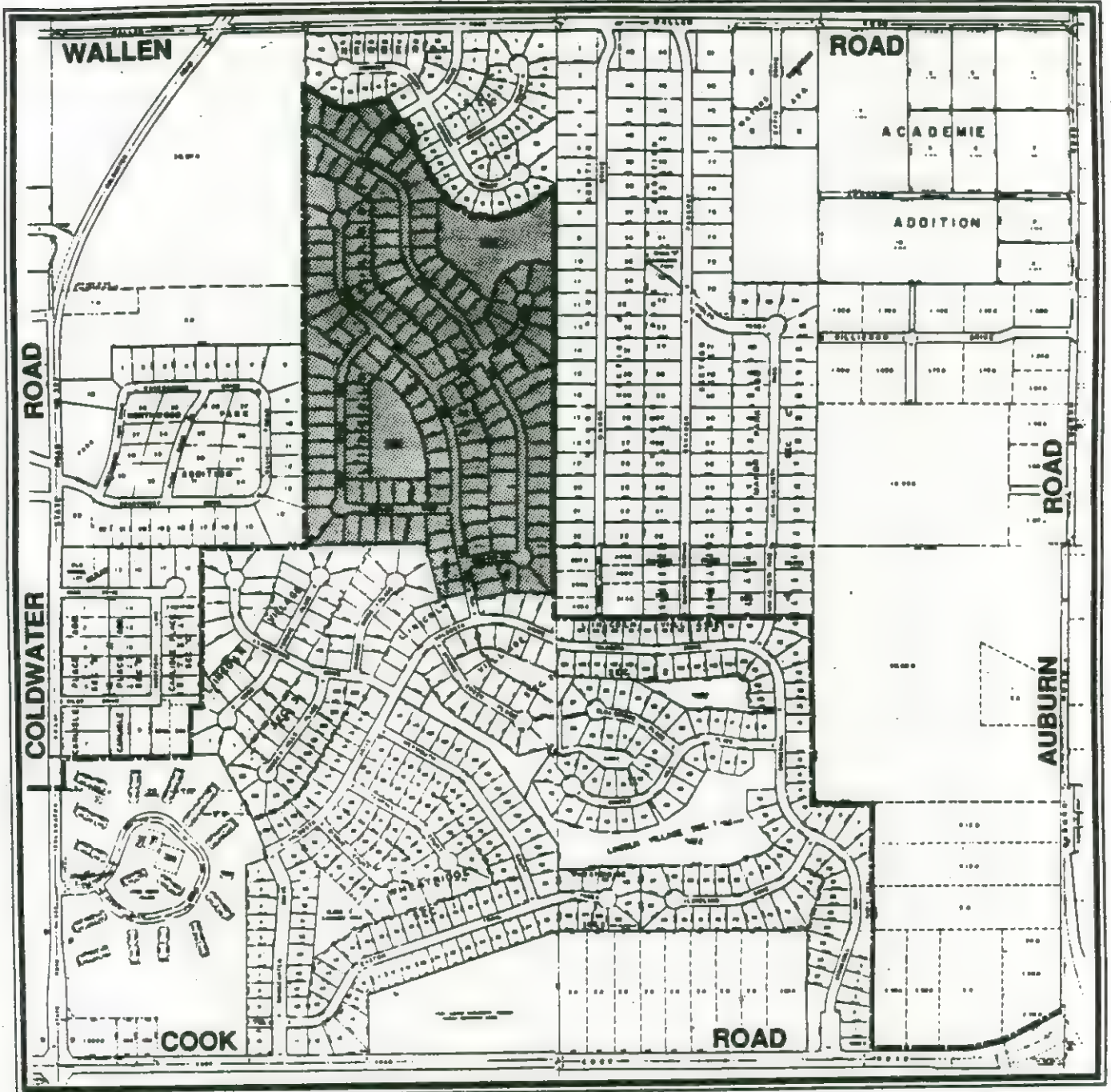
K. SELECTED AREAS WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to the Millstone Annexation area is the Lincoln Village IV area (See Figure 3). Below is a comparison of the two areas.

	<u>Millstone Annexation Area</u>	<u>Lincoln Village IV</u>
Topography	Low relief, flat to gently sloping, morley & clay soil	Low relief, flat to gently sloping, morley & clay soil
Patterns of Land Use	Proposed single- family development	Single-family development
Population Density	Projected to be 6.9 persons per acre (using U.S. Census Information)	6 persons per acre

No areas within the City with similar topography, patterns of land use, and population density as the Millstone Annexation area are receiving services higher in standard or greater in scope than those services promised the Millstone Annexation area.

FIGURE 3



Comparable Area
(LINCOLN VILLAGE)



SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Millstone area is part of a larger, comprehensive annexation program that was promulgated in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City Limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Millstone area met this criteria in 1975-76, the report identified it as part of a larger area, WASH-1, which was recommended for annexation.

SECTION THREE

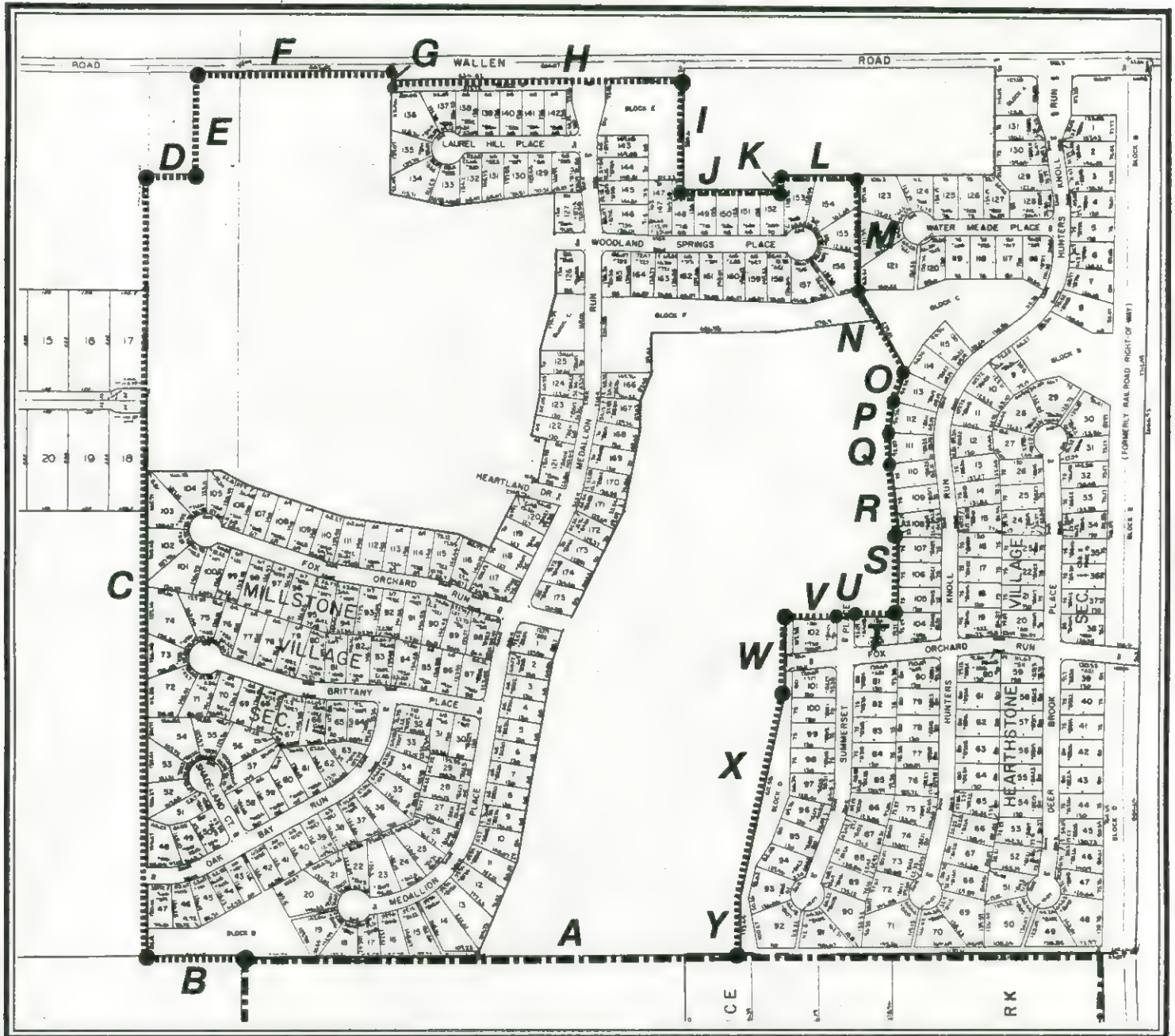
STATE LAW REQUIREMENTS

State law stipulates that if an area is one-eighth contiguous to the City, it can be annexed voluntarily if 51% of the property owners in the territory sought to be annexed, or owners of 75% of the total assessed value of the land petition for an ordinance annexing the area.

The area meets the contiguity requirements in that it is over one-eighth (12.5%) contiguous to the City of Fort Wayne, being 15.5% contiguous to city boundaries (See Figure 4). The area also meets the second requirement, as 92% of the property owners in the area have petitioned for annexation.

Therefore, the Millstone Annexation complies with the relevant state law requirements.

MILLSTONE ANNEXATION



Contiguity

CONTIGUOUS

A	1480.34'	B	264.47'
		C	2315.95'
		D	132.00'
		E	310.00'
		F	574.02'
		G	30.00'
		H	864.07'
		I	334.60'

NON-CONTIGUOUS

J	277.00'	R	186.19'
K	43.76'	S	273.94'
L	239.92'	T	130.00'
M	344.14'	U	50.67'
N	279.01'	V	150.00'
O	94.74'	W	226.32'
P	94.74'	X	612.58'
Q	92.87'	Y	173.44'

1480.34' (15.5%)

8094.43' (84.5%)

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Millstone Annexation area. The Plan also describes how and when the City plans to extend non-capital and capital improvements. As will be seen, the explanations of the above provisions satisfy the requirements of Indiana state law.

Presently, the Millstone Annexation area is being developed. It is anticipated that when this annexation becomes effective the area will be 100 percent developed. The financial analysis in this section is based upon this assumption.

As required by state law, the annexation area will receive planned services of a non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

The City of Fort Wayne has adopted uniform service standards within its corporate limits to guarantee that the annexation area will receive non-capital and capital services in a manner equivalent in standard and scope to all other areas of the City with similar topography, patterns of land use, and population density. To illustrate this comparison, the Lincoln Village IV area has been selected as a representative area within the corporate boundaries to the annexation area. All services described in subsequent subsections of the Municipal Service Section, as they pertain to the Millstone Annexation, are also applicable to the Lincoln Village IV area.

A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

District 1 will be expanded to cover the Millstone Annexation Area. The Police Department keeps a record of the percentage of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation. Police District 1 statistics were used to project service needs and costs because this district is adjacent to the Millstone Annexation area, and has similar demographic characteristics, as well as having comparable types of calls for police service.

Costs for service are based upon the estimated number of calls per year. This figure is then multiplied by the estimated average time per call, .75 hours, giving the total annual service time. Direct personnel costs are derived by multiplying the total annual service time by the average hourly rate of \$11.64 and then by the average number of police officers on duty at any one time in Police District 1. Non-personnel costs including capital costs and operating costs for police vehicles have also been included in the total costs to provide services, which have been calculated to be 3 percent of the total direct personnel costs.

It has been estimated that there will be 52 calls for service per year in the Millstone Area. Personnel costs to respond to the 52 calls for service using the above mentioned methodology are \$454 per year. Non-personnel costs are estimated to be \$14 annually. Adding the above costs together, the total annual cost to answer calls for service in the Millstone area for one year is \$468.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$ 468

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing all fire protection services to the Millstone Annexation Area immediately upon annexation. These services include, but are not limited to, full fire suppression activities, fire prevention activities, emergency medical support response on life hazards, general hydrant maintenance, emergency hazardous materials response, public education and public relations services, and fire investigation services. Primary response will come from a new or relocated north side fire station that will be located north of Washington Center Rd. and be on line at the time this annexation becomes effective on December 31, 1996. The proposed equipment at the station will be one (1) class A pumper, District Chief car and possibly a med car and ladder truck.

Due to the fact that another fire station will be constructed or relocated north of Washington Center Road prior to the effective date of annexation, a new fire station nor additional personnel or equipment will be required for the Millstone annexation. Costs for providing service to the area were derived by multiplying a cost per call figure of \$940 by the number of estimated runs to the area in one year. The Fort Wayne Fire Department has estimated that there will be approximately 10 to 15 calls annually. Based on 15 calls, the total cost would be calculated at \$14,100 per year.

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$14,100

C. EMERGENCY MEDICAL SERVICE

Presently, the Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Millstone Annexation Area residents will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from the previously described north side fire station. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician on duty at all times.

The method of financing Emergency Medical Services is based on user fees. The charges for ambulance service are shown below:

1. \$120 plus \$5 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled, non-emergency transfers.
3. \$380 plus \$7.50 per loaded mile for emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget, while no additional manpower or equipment will be needed to service the annexation area.

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$0

D. Solid Waste Disposal

Upon annexation, Fort Wayne will provide garbage collection to the Millstone Annexation Area immediately after the effective date of the annexation. The City currently contracts with Waste Management of Fort Wayne to supply this service.

According to the contract agreement, the City is charged \$42.85 per ton for solid waste pick-up. This cost amounts to approximately \$55.20 per household, per year, for this service. The Millstone annexation area, when fully developed, will contain approximately 333 residential structures, assuming each lot will have a home constructed on it. Therefore, the annexation of this area will cost \$18,382 per year for solid waste pick-up. Solid waste collection will be financed by the City's Garbage Disposal Fund which comes from the General Fund.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL OPERATING COST: \$18,382

E. Traffic Control

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately after the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. Finally, the department provides installation and maintenance of traffic control devices such as traffic lights and control signs.

The following information, shown on the next page, details the number and types of additional signs needed in the Millstone annexation area and the cost incurred by the Traffic Engineering Department for their installation.

The Traffic Engineering Department will not require additional personnel to perform its services in the Millstone Annexation area. Capital and labor costs will be \$628 for the installation of street signs and stop signs in the area.

STREET SIGNAGE COSTS

<u>Type</u>	<u>Size</u>	<u>No. Required</u>	<u>Cost/Unit</u>	<u>Total Cost</u>
Street Name	30" x 6"	7	\$49.90	\$ 349.30
STOP	30" x 30"	1	\$31.70	\$ 31.70
<u>Posts</u>				
12' 2 lb.		7	\$11.80	\$ 82.60
12' 3 lb.		1	\$16.45	\$ 16.45
<u>Labor</u>				\$ 147.60
TOTAL LABOR AND MATERIAL (for signage)				\$ 627.65

Funding sources for these services will come from Real Estate Taxes and Motor Vehicle Highway (MVH) Funds.

CAPITAL COST: \$628

ESTIMATED ANNUAL COST: \$ 0

F. STREETS AND ROADS

The incorporation of the annexation area will add 3.41 miles of residential streets to the City street system when fully developed. Of this total, all 3.41 miles of the residential streets will be in good condition. The Fort Wayne Street Department will be responsible for the general maintenance of all the streets in the annexation area immediately upon annexation. General maintenance includes snow and ice removal, and surface maintenance. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys and sidewalks that will be constructed within the annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and will be similar to those services already provided to the rest of the City.

The average cost of general street maintenance is \$5,912 per mile of street per year, so the annexation will cost the City approximately \$20,160 per year in street maintenance cost. The source of funding for street maintenance is the Street Department's budget which is composed of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering Department funds come from the Motor Vehicle Highway, Federal Aid Urban (FAU) and Local Arterial Roads and Streets (LARS) Programs.

Besides the maintenance service just discussed, the Street Department will improve streets upon receipt of a petition from the property owners. Arterial and often collector streets can be improved with funding from accounts such as FAU and LARS. The cost to improve other residential streets will be split between the property owners petitioning for the improvements and the City. The City's share will come from Motor Vehicle Highway funds. All petitions from the annexation area will be treated equally with other petitions in the City and honored according to the same criteria such as filing date and amount of money available in any particular year. If annexed, the residents will be able to use Barrett Bonding as a capital source to finance their share of the street project.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$20,160

G. PARKS AND RECREATION

Future residents of the annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. No new park facilities will need to be developed for the Millstone Annexation area. Residents will be in close proximity to Shoaff Park, a 169 acre community park.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COST:	\$0

H. WATER

As of the deferred effective date of annexation, December 31, 1996, the Fort Wayne Water Utility will have provided water to the area. The developer will pay for the installation; therefore there will be no cost to the City.

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$0

I. FIRE HYDRANTS

Prior to annexation, the developer will at his expense, install the required number of fire hydrants. The City of Fort Wayne pays the Fort Wayne Water Utility \$221.26 annually for each fire hydrant located within the City. There will be 14 fire hydrants in the annexation area by the time this subdivision comes into the City. The City will pay the water utility \$3,098 per year, with funding supplied from the General Fund.

CAPITAL COST: \$ 0

ESTIMATED ANNUAL COST: \$3,098

J. SANITARY SEWERS

The Fort Wayne Department of Water Pollution Control (WPC) has the capability of extending service into the area. The total cost of construction will be the responsibility of the developer.

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$0

K. STORM SEWERS

Upon annexation the Department of Water Pollution Control will not consider capital improvements for storm sewers unless petitioned by the property owners of the annexation area. It is the City's policy that the financing of storm sewers be the responsibility of property owners.

ESTIMATED ANNUAL COST: \$0

L. STREET LIGHTING

The developer of the Millstone Subdivision has stated that he is planning to install "City Standard Ornamental Light Poles and Fixtures" in the subdivision. The lighting will be installed at the intersections, at cul-de-sacs, and mid-block along the streets. Immediately upon the effective date of annexation, the City will take responsibility for the maintenance and energy cost for the 42 lights (proposed to be constructed) in the area.

City Street Lighting will pay for the energy costs of approximately \$8.75 per light per year and the maintenance costs on the existing lights of \$30.00 per year. Based on the proposed 42 street lights the annual cost will be \$1,628 per year.

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$1,628

M. LIABILITY FOR TOWNSHIP DEBT

State law (36-4-3-10) mandates the apportionment of debt from the township upon annexation. Using the 1989 payable 1990 Washington Township fire debt tax rate of \$.0460, it is estimated that the City will incur an annual liability for the Township's bonded indebtedness of approximately \$1,133.

The liability will be listed as an annual capital expenditure in the Financial Summary and Recommendation of this fiscal plan beginning in 1997.

CAPITAL COST: \$1,133 (Annually until debt retired)

ESTIMATED ANNUAL COST: \$ 0

N. ANIMAL CONTROL

The Millstone Annexation area is located within the north district of the Fort Wayne Animal Control Department. Currently, the north district is not yet at capacity. Therefore, costs would be negligible to provide this service to the area,

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$0

O. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Millstone Annexation Area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COST: \$0

ESTIMATED ANNUAL COST: \$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the annexation of the Millstone area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to report the revenues and expenditures from the proposed Millstone Annexation. This section will also provide a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Millstone Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Washington Township Assessor. The formula for computing tax revenue is shown in the following table:

TABLE 1
TAX REVENUE FORMULA

$$\frac{V-E}{100} (T) = TR$$

WHERE: V = Assessed Valuation
E = Home Mortgage Exemption
T = Tax Rate Difference
TR = Tax Return

The Millstone Annexation area is presently undeveloped, but by the effective date of annexation, the subdivision should be totally developed. The average assessment of a home in Lincoln Village IV was used to project the total assessment in the Millstone Annexation area. This average assessment which calculated to be \$20,105 was used because the houses within Lincoln Village IV are of similar size and construction to those homes that are proposed to be constructed in the Millstone Subdivision. With 333 dwellings proposed to be developed within the Millstone Annexation area, the area's total assessment would be calculated to be \$6,694,965. The home mortgage exemption is deducted from this total. Assuming that each one of the 333 residential structures is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation of the annexation area becomes \$6,361,965 in 1990. Property tax revenue for 1990 can then be determined by applying the Fort Wayne/Washington Township municipal tax rate to this figure giving a total property tax revenue of \$206,974 (Table 2 details the components of this Tax Rate). Using a three percent annual rate of inflation the property tax revenue for 1998, the first year taxes would be due after annexation, would be \$262,188. (A portion of this revenue would be supplied from the State Property Tax Relief Fund).

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) Funds. These funds are allocated based on street miles. In 1989, the City received \$5,070 per street mile from the Motor Vehicle Highway (MVH) Fund and \$2,433 from the Local Arterial Roads and Streets (LARS) Fund. The annexation area will add 3.41 miles to the City's street system. Therefore, the City will receive an additional \$17,289 from Motor Vehicle Highway (MVH) and an additional \$8,297 from Local Arterial Roads and Streets (LARS) because of the Millstone Annexation. These funds will be received annually beginning one year after the effective date of annexation.

TABLE 2
TAXING DISTRICT RATE

Corporation General	\$1.6607
Corporation Debt Service	.3634
Firemen Pension	.1359
Policemen Pension	.1209
Fire	.6563
Parks	.2897
Redevelopment General	.0102
Sanitary Officers Pension	\$.0162
	<hr/>
	\$3.2533

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), and the Alcoholic Beverage Tax. Some of these funds are based in part on the City's population and some are based on the tax levy. Since population is only one element of a very complex distribution formula, the direct contribution of the Millstone Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 3. Capital costs are one time expenditures, while, operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, all capital improvement projects must follow routine city procedures which often require petitioning.

Table 3, on the following page, details the costs that will be incurred by each department upon the annexation of the Millstone area.

TABLE 3
EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$	\$ 468
Fire Department	0	14,100
EMS	0	0
Solid Waste Disposal	0	18,382
Traffic Control	628	0
Streets	0	20,160
Parks	0	0
Water	0	0
Fire Hydrants	0	3,098
Sanitary Sewer	0	0
Storm Sewer	0	0
Street Lighting	0	1,628
Liability For Township Debt (Annually)	1,133	0
Animal Control	0	0
Administrative Functions	0	0
 TOTALS	 \$ 1,761	 \$ 57,836

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Millstone Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 7 percent inflation factor for municipal expenditures and a 3 percent rate of inflation for municipal revenues.

Property tax revenue from the annexation area will not be collected until 1998. Assuming the area is annexed in December of 1996, assessment will not occur until March of 1997, with revenues being collected in 1998. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$95,014 in 1997.

Table 4, on the following page, details the revenues minus the expenses for the Millstone area during the first five years after the effective date of annexation.

TABLE 4
FIVE YEAR SUMMARY

	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS	BALANCE
1997	\$ 95,014			\$ - 95,014
1998	100,506	\$ 262,188	\$ 25,586	+187,268
1999	107,462	270,054	25,586	+188,178
2000	114,905	278,156	25,586	+188,837
2001	122,869	286,501	25,586	+189,218
	<hr/>	<hr/>	<hr/>	<hr/>
TOTALS	\$ 540,756	\$ 1,096,899	\$ 102,344	\$ +658,487

D. RECOMMENDATION

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Millstone Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1996.

TABLE 5
WASHINGTON TOWNSHIP TAX RATES
1989 PARABLE 1990

		WASHINGTON TRANSIT	FT. WAYNE WASHINGTON
STATE	St. Fair Board	.0035	.0035
	St. Forestry	.0065	.0065
	Welfare HCI	.0500	.0500
	Welfare Administration	.0704	.0704
	Total State	<u>.1304</u>	<u>.1304</u>
COUNTY	County General	.7802	.7802
	County Welfare	.1216	.1216
	County Health	.0412	.0412
	Cumulative Bridge	.0374	.0374
	County Bond	.0980	.0980
	Cumulative Capital Dev.	.0524	.0524
	Reassessment	.0100	.0100
	Welfare Med. Ast. Ward	.0058	.0058
	Total County	<u>1.1466</u>	<u>1.1466</u>
TOWNSHIP	Township General	.0060	.0060
	Poor Relief	.0089	.0089
	Fire Debt.	.0460	.0000
	Township Recreation	.0009	.0009
	Township EMS	.0409	.0000
	Fire Equipment Debt.	.0145	.0000
	EMS Equipment	.0053	.0000
	Total Township	<u>.1225</u>	<u>.0158</u>
SCHOOLS	School General	2.4911	2.4911
	Debt. Service	.0713	.0713
	School Transportation	.3667	.3667
	Art Institute	.0050	.0050
	Capital Projects	.6215	.6215
	Racial Balance	.2000	.2000
	Total School	<u>3.7556</u>	<u>3.7556</u>

AIRPORT	Airport General	.0763	.0763
AUTHORITY	Airport Debt.	.0185	.0185
	Total Airport	<u>.0948</u>	<u>.0948</u>
LIBRARY	Library General	.2905	.2905
	Library Debt.	.0399	.0399
	Total Library	<u>.3304</u>	<u>.3304</u>
PTC	PTC General	.0999	.0999
	PTC Debt.	.0333	.0333
	Total PTC	<u>.1332</u>	<u>.1332</u>
	Corporation General	.0000	1.6607
	Redevelopment General	.0000	.0102
CITY AND	Corp. Debt. Service	.0000	.3634
SPECIAL	Firemen Pension	.0000	.1359
TAXING	Policemen Pension	.0000	.1209
DISTRICT	Park General	.0000	.2897
	Sanitary Officers Pen.	.0000	.0162
	Fire	.0000	.6563
	Total City and Special Taxing District	<u>.0000</u>	<u>3.2533</u>
	TOTAL TAX RATE	5.713500	8.860100
	REPLACEMENT CREDIT (% of total tax rate paid by the State)	15.8849%	17.1616%
	NET TAX RATE (total tax rate less % paid by the State)	4.805916	7.339565

MILLSTONE LEGAL DESCRIPTION

A parcel of land located in the Northwest One-Quarter of Section 11 and in the Northeast One-Quarter of Section 10, all in Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at the intersection of the West line of the Northwest One-Quarter of Section 11, Township 31 North, Range 12 East with the South right-of-way line of Wallen Road; thence Easterly along said South right-of-way line to the Northwest corner of Block "D" in Millstone Village, Section I as recorded in Plat Cabinet B, Page 30 in the Allen County Recorder's Office; thence continuing Easterly along said South right-of-way line to the Northeast corner of Block "E" in said addition; thence South 0 degrees 36 minutes 06 seconds West a distance of 334.60 feet along the Easterly line of said addition; thence South 89 degrees 59 minutes 52 seconds East, a distance of 277.00 feet along the Northerly line of said addition; thence North 0 degrees 36 minutes 06 seconds East a distance of 43.76 feet along the boundary of said addition; thence South 89 degrees 59 minutes, 52 seconds East a distance of 239.92 feet to the Northwest corner of Lot 123 of Hearthstone Village, Section I (as recorded in Plat Cabinet B, Page 19, Allen County Recorder's Office); thence along the Westerly and Northerly boundaries of said Hearthstone Village plat by the following 13 courses: South 0 degrees 00 minutes 00 seconds East a distance of 344.14 feet to the Southwest corner of Lot 121 in said Hearthstone plat; thence South 29 degrees 38 minutes 56 seconds East a distance of 279.01 feet to the Northwest corner of Lot 113 in said Hearthstone plat;

thence South 20 degrees 29 minutes 09 seconds West a distance of 94.74 feet; thence South 9 degrees 09 minutes 32 seconds West a distance of 94.74 feet; thence South 2 degrees 01 minutes 25 seconds East a distance of 92.87 feet; thence South 6 degrees 45 minutes 32 seconds East a distance of 186.19 feet; thence South 1 degree 17 minutes 30 seconds West a distance of 273.94 feet to the Northeast corner of Lot 103 in said Hearthstone plat; thence North 88 degrees 42 minutes 30 seconds West a distance of 130.00 feet; thence South 81 degrees 56 minutes 34 seconds West a distance of 50.67 feet; thence North 88 degrees 42 minutes 30 seconds West a distance of 150.00 feet; thence South 1 degree 17 minutes 30 seconds West a distance of 226.32 feet; thence South 12 degrees 49 minutes 43 seconds West a distance of 612.58 feet; thence South 0 degrees 27 minutes 20 seconds West a distance of 173.44 feet to the Southwest corner of said Hearthstone plat, said corner being on the South line of the Northwest One-Quarter of said Section 11; thence North 89 degrees 32 minutes 40 seconds West, along said South line and along the South line of said Millstone Village plat, a distance of 1480.34 feet to the Southwest corner of the Northwest One-Quarter of said Section 11; thence continuing along said Millstone plat boundary, North 88 degrees 21 minutes 37 seconds West a distance of 264.47 feet to the Southwest corner of said Millstone plat; thence along the West line of said Millstone plat and its Northerly extension, North 0 degrees 32 minutes 35 seconds East a distance of 2315.95 feet; thence South 88

degrees 42 minutes 30 seconds East a distance of 132.00 feet;
thence North 0 degrees 32 minutes 35 seconds East to a point
on the South right-of-way line of Wallen Road; thence Easterly
along said right-of-way line to the point of beginning
containing 117 acres, more or less.

Prepared by: James D. Burlage

Certified Correct this 11TH day of JANUARY, 1991.

Mark L. Gensic

Mark L. Gensic, P.E., L.S.



